

Chapter 213 OS Open Space District

(3334-6/97, 3568-9/02, 3870-3/10)

Sections:

213.02	Open Space District Established
213.04	Applicability
213.06	OS District: Land Use Controls
213.08	OS District: Development Standards
213.10	Review of Plans

213.02 Open Space District Established

An Open Space District is established by this Chapter. This district provides areas for public or private use and areas for preservation and enhancement. Three subdistricts have been identified.

(3334-6/97)

Subdistricts of the OS District include:

- A. OS-PR Open Space - Parks and Recreation Subdistrict.
- B. OS-S Open Space - Shoreline.
- C. OS-WR Open Space - Water Recreation Subdistrict. (3334-6/97)

213.04 Applicability

The OS district shall be the base district for the use classifications listed in Section 213.06 where these classifications have a minimum contiguous site area of 2 acres, including alleys, streets or other rights-of-way. Open-space use classifications on sites of less than 2 acres shall be subject to the provisions of the base and overlay districts in which they are located.

213.06 OS District: Land Use Controls

In the following schedule, letter designations are used as follows:

"P" designates use classifications permitted in the OS district.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" which follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"ZA" designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

"TU" designate use classifications permitted on approval of a temporary use permit.

"P/U" for an accessory use means that the use is permitted on the site of a permitted use, but requires a use permit on the site of a conditional use.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the Zoning Ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

OS DISTRICT	P	=	Permitted	
LAND USE CONTROLS	L	=	Limited (see Additional Provisions)	
	PC	=	Conditional use permit approved by Planning Commission	
	ZA	=	Conditional use permit approved by Zoning Administrator	
	TU	=	Temporary Use Permit	
	P/U	=	Requires conditional use permit on site of conditional use	
	=		Not Permitted	
	OS-PR	OS-S	OS-WR	Additional Provisions
Public and Semipublic				(F)
Marinas	-	-	PC	
Park & Recreation Facilities	PC	PC	-	
Public Safety Facilities	-	PC	-	
Utilities, Major	-	-	-	
Utilities, Minor	ZA	-	ZA	
Commercial Uses				(F)
Animal Sales and Services				
Equestrian Centers	PC	-	-	(E)
Commercial Recreation and Entertainment	PC	-	-	
Communication Facilities	L-4			(3568-9/02)
Eating & Drinking Establishments	L1	L1	-	
With Take-Out Service, Limited	L1	L3	-	
Vehicle/Equipment Sales and Services			-	
Commercial Parking Facility	L2	L2	-	
Accessory Uses				(A)(D)
Accessory Uses and Structures	P/U	P/U	P/U	
Temporary Uses				(B)
Animal Shows	TU	-	-	
Circuses and Carnivals	TU	-	-	
Commercial Filming	TU	TU	TU	
Nonconforming Uses				(C)
(3334-6/97)				

OS District: Additional Provisions

- L1 Allowed with a conditional use permit approval by the Zoning Administrator only as an ancillary use that is compatible with and part of a park or recreational facility. Only in the coastal zone overlay district, in public parks in both the Parks and Recreation and the Shoreline Subdistricts, only the following type of eating and drinking establishment shall be permitted: (3334-6/97)
- (a) Take-out service establishments where patrons order and pay for their food at a counter or window before it is consumed and may either pick up or be served such food at a table or take it off-site for consumption; and persons are not served in vehicles. (3334-6/97)
- L2 Public parking is permitted, but commercial parking facilities on City-owned land require a conditional use permit approval by the Planning Commission. Recreational vehicle overnight parking is limited to 10 percent of available public parking. No encroachment onto sandy beach area shall be permitted. (3334-6/97)
- L3 Beach concession stands for sale of refreshments and sundries (not to exceed 2,500 square feet) must be located a minimum 1,000 feet apart. Beach concession structures shall be located within or immediately adjacent to paved parking or access areas. (3334-6/97)
- L-4 Only wireless communication facilities permitted subject to Section 230.96 Wireless Communication Facilities. (3568-9/02)
- (A) Limited to facilities incidental to an open space use.
- (B) See Section 241.22: Temporary Use Permits.
- (C) See Chapter 236: Nonconforming Uses and Structures.
- (D) Private cantilevered decks abutting residential uses; private boat ramps, slips, docks, windscreen and boat hoists in conjunction with adjacent single family dwellings. See Residential Districts and Chapter 17.24.
- (E) See Section 230.48: Equestrian Centers.
- (F) The permitted uses for recreation areas on the Huntington Beach mesa shall be limited to low-intensity uses including picnic grounds, arboretums, bird sanctuaries, trails. High-intensity uses such as tennis courts, athletic fields, stables, campgrounds or other commercial or recreation uses shall be conditional only, and shall be located in nodes adjacent to existing developed areas or roads and shall avoid adverse impacts on environmentally sensitive habitats. (3334-6/97)

213.08 OS District: Development Standards

The following schedule prescribes development standards for the OS-PR, OS-S and OS-WR subdistricts. The first three columns prescribe basic requirements for permitted and conditional uses in each subdistrict. Letters in parentheses in the "Additional Requirements" column refer to standards following the schedule or located elsewhere in the zoning ordinance. All required setbacks shall be measured from ultimate right-of-way and in accordance with definitions set forth in Chapter 203, Definitions. (3334-6/97)

OS-PR, OS-S and OS-WR DISTRICTS DEVELOPMENT STANDARDS

	OS-PR	OS-S	OS-WR	Additional Requirements
Nonresidential Development				
Minimum Lot Area (sq. ft.)	5 ac	-	-	
Minimum Lot Width (ft.)	100	-	-	
Minimum Setbacks				
Front (ft.) -	25	50	-	
Side (ft.) -	25	-	-	
Street Side (ft.)	-	25	-	
Rear (ft.) -	25	20	-	
Maximum Height of Structures (ft.)	45	20	-	(A)(E)
Maximum Lot Coverage (%)	25	-	-	
Minimum Site Landscaping	See Chapter 232			(B)(F)
Building Design				(A)(C)
Fences and Walls	See Section 230.88			
Off-Street Parking/Loading	See Chapter 231			
Outdoor Facilities	See Section 230.74			
Screening of Mechanical Equipment	See Section 230.76			
Refuse Storage Areas	See Section 230.78			
Underground Utilities	See Chapter 17.64			(D)
Performance Standards	See Section 230.82			
Nonconforming Structures	See Chapter 236			
Signs	See Chapter 233			

(3334-6/97)

OS District: Additional Development Standards

(A) All development shall be compatible with the established physical scale of the area and shall not encroach on major view corridors. Public visual resources within the coastal zone shall be preserved and enhanced. Maximum height limit for development within the coastal zone in the Open Space Recreation Subdistrict shall be 35 feet. (3334-6/97)

(B) To the extent feasible, mature trees, shall be protected. Development shall assure maximum protection of native vegetation and sensitive wildlife habitats. (3334-6/97)

- (C) All buildings and structures shall be sited and designed to assure stability and structural integrity for their expected economic life span and to minimize alterations to natural landforms.
 - (D) Underground utilities shall be provided unless underground installation would have a substantial adverse impact on the environment.
 - (E) Facilities necessary for public safety may exceed maximum height.
 - (F) All setback areas along street frontages in OS-PR shall be fully landscaped.
-

213.10 Review of Plans

All applications for new construction and exterior alterations and additions shall be submitted to the Planning Department for review. Discretionary review shall be required as follows: (3870-3/10)

- A. Zoning Administrator Review. Projects requiring a conditional use permit from the Zoning Administrator; projects on substandard lots.
- B. Design Review Board. See Chapter 244. (3870-3/10)
- C. Planning Commission. Projects requiring a conditional use permit from the Commission.
- D. Projects in the Coastal Zone. A Coastal Development permit is required unless the project is exempt; see Chapter 245.